

218 Allan Crescent Calgary Alberta

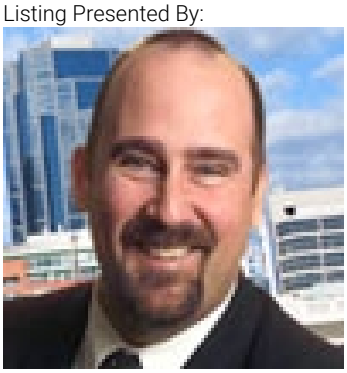
$499,900

Welcome home to Acadia - one of SE Calgary's most convenient and well-loved neighbourhoods!This duplex bungalow has plenty of recent updates: newer windows, paint, and roof, plus central A/C to keep things cool all summer. Step inside to a bright living room with big windows and a cozy wood-burning fireplace, flowing into a renovated kitchen with stone countertops, an eat-in dining area, new lighting, fresh hardware, and a brand-new fridge. The main floor also offers three comfortable bedrooms and a full 3 piece bath.Downstairs, the basement is newly updated with a large rec room, a spacious bedroom, a full bath, and even an office nook/den and laundry/storage space. It also has its own separate side entrance, which is great for privacy, guests, or future rental potential (plumbing roughed in for a future kitchen and sink in laundry room).Outside, the pie-shaped lot gives you a huge, fully fenced backyard - a rare find in the city - a large deck that catches the west sun, firepit, no neighbours directly behind you, and an oversized single detached garage.And the location can't be beat: walk to schools, parks, playgrounds, the tennis courts, Acadia Rec Centre, and a community pool, with shopping and pretty much everything else just minutes away. Lots of character, and move-in ready - this one has it all! (id:6769)

3pc Bathroom 5.00 Ft x 7.50 Ft
Family room 17.25 Ft x 22.25 Ft
Bedroom 10.33 Ft x 16.67 Ft
Other 8.00 Ft x 11.58 Ft
Laundry room 2.50 Ft x 7.17 Ft
Furnace 5.67 Ft x 6.00 Ft
Other 3.50 Ft x 5.50 Ft

Breakfast 5.25 Ft x 7.75 Ft
Kitchen 9.08 Ft x 11.58 Ft
Living room 11.17 Ft x 18.00 Ft
Primary Bedroom 9.00 Ft x 15.08 Ft
Bedroom 8.00 Ft x 14.00 Ft
Bedroom 8.67 Ft x 10.42 Ft
3pc Bathroom 5.00 Ft x 9.00 Ft

Listing Presented By:



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